

From: Vinny Ahuja <opra+request-21554-538e6be1@requests.opramachine.com>
Sent: Tuesday, April 6, 2021 3:25 PM
To: OPRA
Subject: OPRA request - OPRA Request: 355+357 Prospect St Subdivision

Dear Nutley Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

- Planning board documentation for subdivision of properties at former Block 166, Lot 27 to current Block 5701, Lots 14 and 15
- Permits for demolition/construction on above mentioned properties
- Any associated property maps and/or surveys

Yours faithfully,
Vinny Ahuja

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-21554-538e6be1@requests.opramachine.com

Is OPRA@nutleynj.org the wrong address for OPRA requests to Nutley Township? If so, please contact us using this form:
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dnutley_township&c=E,1,MXfQmMVtKu74-Rt7CspRRz_reC6YK5qQby3K61B7abmbXFLLPosFal7mTwMYRVLN_biPQ8eW0dOFTMEwaHFRWKS-IgqSKdUOZLiQ_cuFQRnmPKwcPukJIV39jQ,,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,oipWP5_Dlb0uMO9FBZURIX3aLoVpln2H1C8U0l2o49a3ie_wm9MI9qVRn5iQr83GMhpR9sSwKzAiEJCI4ysMuBdxNjEEVz-y6fjIMJSFaNhTkrzu2Zh0Xg,,&typo=1

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fopra_request_355357_prospect_st&c=E,1,KgBD35aIXKJ1ZsjgzKfTbrP2gJ29ZpfrsxzPGMD8eY2qLKcjdkbYQK-P-NBnofDlvKBQiybhldT27o3sUkyURgJNfl6aHY83QUUbQmaLA6j6PSoGls-mrZmgTA,&typo=1

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



Construction

Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Owner: PROSPECT AVENUE CAPITAL, LLC
 Location: 355 PROSPECT STREET
 Block: 5701
 Lot: 15
 Lead Parcel: Yes
 Qualifier:

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▼ Property Item...

▲ Construction...

Applications... [Shorten](#)

	<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
	2/8/2021	C-21-00253	21-00115	Alteration	B E	CA and Close Date Issued	2/28/2021	CA	\$5,500	Structural Tech
	BASEMENT RENOVATION									
	12/22/2020	C-20-02596	20-01104	Alteration	P	CA and Close Date Issued	2/5/2021	CA	\$900	EZ Plumbing and HVAC
	WATER HEATER									
	11/2/2020	C-20-02239	ZC1-20- 02239	Alteration	B	Zoning Certificate and Close Date Issued	3/3/2021	Zoning Certificate	\$1	PROSPECT AVENUE CAPITAL, LLC
	CCO 1 FAMILY									
	11/6/2014	C-14-03659	ZC-14- 03659		B F	Zoning Certificate and Close Date Issued	1/29/2015	Zoning Certificate	\$0	VELEZ, MINERVA
	CCO 1 FAMILY									
	12/4/2006	C-06-04602	06-01677	Alteration	B P E F	Closed with Date	5/31/2007		\$2	Sullivan Group
	OTHER REPAIR FIRE DAMAGE									

Would you like to add a application to this parcel? [Yes](#)

Inspections... [Expand](#)

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
2/26/2021	C-21-00253	21-00115	Building	Final	Carl Thunell	Pass	PM Agent: Structural Tech Phone: / Agent:	

2/26/2021	C-21-00253	21-00115	Electrical	Final	Robert Bell	Pass	Structural Tech Phone: /
2/26/2021	C-20-02239	ZC1-20- 02239(NON- UCC)	Building	C/O Reinspect	Carl Thunell	Pass	PM Agent: PROSPECT AVENUE CAPITAL, LLC Phone: [REDACTED]
2/11/2021	C-21-00253	21-00115	Building	Insulation	Carl Thunell	Pass	PM Agent: Structural Tech Phone: /
2/11/2021	C-21-00253	21-00115	Building	Framing	Carl Thunell	Pass	PM Agent: Structural Tech Phone: /
2/11/2021	C-21-00253	21-00115	Electrical	Rough	Robert Bell	Pass	Agent: Structural Tech Phone: /
1/5/2021	C-20-02596	20-01104	Plumbing	Final	Outside Inspector	Pass	Agent: EZ Plumbing and HVAC Phone: [REDACTED]
1/5/2021	C-20-02239	ZC1-20- 02239(NON- UCC)	Building	1 Family CO	Carl Thunell		PM PLEASE CT FAILED THIS INSPECTION THE FIRST TIME - NEEDS ALL NEW HARDWIRE SD , NEED TO REMOVE DOOR TO BASEMENT FROM DRIVEWAY ABC FIRE EXT NEEDED, HOT WATER HEATER NEEDS PERMITS HANDRAILS NEEDED TO BASEMENT , TUB IN MASTER BED NEEDS TO INSTALLED Agent: PROSPECT AVENUE CAPITAL, LLC Phone: [REDACTED]

NEEDS ALL NEW

11/13/2020 C-20-02239 ZC1-20-02239(NON- Building 1 Family CO Carl Thunell **Fail**

AM Call Mary
Ryder to get
in Agent:
PROSPECT
AVENUE
CAPITAL,
LLC Phone:

HARDWIRE SD ,
NEED TO REMOVE
DOOR TO
BASEMENT FROM
DRIVEWAY ABC
FIRE EXT NEEDED,
HOT WATER
HEATER NEEDS
PERMITS
HANDRAILS
NEEDED TO
BASEMENT , TUB
IN MASTER BED
NEEDS TO
INSTALLED

11/6/2020 C-20-02239 ZC1-20-02239(NON- Building 1 Family CO Carl Thunell Not Home

Agent:
PROSPECT
AVENUE
CAPITAL,
LLC Phone:

Violations...

<u>Notice Date</u>	<u>Violation Number</u>	<u>Compliance Date</u>	<u>Close Date</u>	<u>Subcode</u>	<u>Issuing Officer</u>	<u>Infraction</u>
7/24/2006	V-06-00072	7/24/2006	12/4/2006	Building	Bill Spiezio	Notice of Unsafe Structure
N.J.A.C. 5:23-2.32 Unsafe Structure						
Structure unsafe due to fire.						

Would you like to add a violation to this parcel? [Yes](#)

Ongoing Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

- ▼ Complaints...
- ▼ Clerk...
- ▼ Land Use...
- ▼ Code Enforcement...
- ▼ Public Works...
- ▼ Water Utility...
- ▼ Sewer Utility...
- ▼ Attachments...
- ▼ Comments...



CONSTRUCTION PERMIT

Date Issued 12/4/2006
Control # C-06-04602
Permit # 06-01677

IDENTIFICATION Block: 166 Lot: 27.02 Qualifier _____
Work Site Location: 355 PROSPECT STREET/FIRE DAMAGE Nutley, NJ Contractor Sullivan Group
Address 14 MADISON ST Newark NJ 07105
Owner in Fee DONOHUE, N. C/O SULLIVAN GROUP, INC
Address 14 MADISON STREET NEWARK NJ 07105 Telephone: _____
Lic. No. or Bldrs. Reg. No. _____
Federal Employee No. _____

Is hereby granted permission to perform the following work:

- | | | |
|--|--|--|
| ☒ BUILDING | ☒ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☒ ELECTRICAL | ☒ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT
(Subchapter 8 only) | ☐ OTHER |

DESCRIPTION OF WORK:

OTHER (see attached) REPAIR FIRE DAMAGE

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$2

William Lopez
Construction Official

Date

U.C.C. F170
equiv (rev 8/03)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$50
Electrical	\$50
Plumbing	\$50
Fire Protection	\$50
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$0
CO Fee	
Other	\$0
Total	\$200
Check No.	2540
Cash	\$0
Credit	\$0
Collected By	Elis Francisco

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☐ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



PERMIT UPDATE

Date Update Issued 10/5/2005
Control # C-05-23565
Permit # 05-0881+A

IDENTIFICATION Block: 166 Lot: 27 Qualifier
Work Site Location: 355 PROSPECT STREET Nutley Town, NJ Contractor DONOHUE, N. C/O SULLIVAN GROUP, INC.
Address 14 MADISON STREET NEWARK NJ 07105
Owner in Fee DONOHUE, N. C/O SULLIVAN GROUP, INC.
Address 14 MADISON STREET NEWARK NJ 07105 Telephone:
Telephone: _____ Lic. No. or Bldrs. Reg. No. _____
Federal Employee. No. _____

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

BATHROOM IN BASEMENT

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$6,000

William Spiz 10/5/2005
Construction Official Date

U.C.C. F170
equiv (rev 8/03)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$50
Electrical	\$50
Plumbing	\$30
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$8
CO Fee	
Other	\$0
Total	\$138
Check No.	2117
Cash	\$0
Credit	\$0
Collected By	Elis Francisco

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☐ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

TOWNSHIP OF NUTLEY
Pat J. Intindola, Construction Official
(973) 284-4957
Fax: (973) 284-0071



CONSTRUCTION PERMIT

Date Issued 11-24-04
Permit # 43100

IDENTIFICATION Block 166 Lot 27 Qualification Code _____
Work Site Location 355 Prospect Street Contractor Sullivan Group
Address 14 Madison Street
Owner in Fee Sullivan Group Newark N.J.
Address 14 Madison Street Tel. _____
Tel. _____ Lic. No. or Bldrs. Reg. No. 031241

Is hereby granted permission to perform the following work:

- | | | |
|---|---|--|
| ☐ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☐ ELECTRICAL | ☐ FIRE PROTECTION | ☒ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT | ☐ OTHER _____ |
- (Subchapter 8 only)

DESCRIPTION OF WORK:

Demolition of single family home.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ \$7000

Construction Official

Date

11-22-04

PAYMENTS (Office Use Only)

Building _____
Electrical _____
Plumbing _____
Fire Protection _____
Elevator Devices _____
Other demo 150
DCA State Permit Fee _____
Cert. of Occupancy _____
Other _____
Total 150 + 2000 = 2150
Check No. 1833
Cash _____
Collected by _____

(see reverse side)



CONSTRUCTION PERMIT

Date Issued
Control #
Permit #

9/15/03
40805

IDENTIFICATION Block 166 Lot 27
Work Site Location 355 Prospect St. Contractor J.T. O'Brien Plumbing & Heating
Nutley 07110 Address 10 Railroad Avenue
Owner in Fee W. Donohue Ridgefield Park, New Jersey 07660
Address Same Tel. [REDACTED]
Tel. [REDACTED] Lic. No. or Bldrs. Reg. No. 11633
Fed. Emp. No. [REDACTED]

Is hereby granted permission to perform the following work:

☐ BUILDING	☒ PLUMBING	☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL	☐ FIRE PROTECTION	☐ DEMOLITION
☐ ELEVATOR DEVICES	☐ ASBESTOS ABATEMENT	☐ OTHER _____

(Subchapter 8 only)

DESCRIPTION OF WORK:

replace water heater

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 599.00

[Signature]
Construction Official

9-10-03
Date

PAYMENTS (Office Use Only)

Building _____
Electrical _____
Plumbing 30
Fire Protection _____
Elevator Devices _____
Other _____
DCA Training Fee 1
Cert. of Occupancy _____
Other 31
Total 61
Check No. 4930
Cash _____
Collected by _____

U.C.C. F170
(rev. 3/98)

1 WHITE—INSPECTOR COPY 2 CANARY—OFFICE COPY 3 PINK—OFFICE COPY 4 GOLD—APPLICANT COPY

(see reverse side)

355 Prospect Street
Sullivan Group/Sintra

Block 166, Lot 27
Minor Subdivision

PLANNING BOARD

9/1/04 **GRANTED** to subdivide into two lots

Block 166, Lot 27.01	357 Prospect Street	54' x 137'
Block 166, Lot 27.02	353 Prospect Street	53' x 178'

Permit # 20050877 & 20050881
Issued 7/8/05